

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 21, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 21, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 14, 2011. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of July 14, 2011. The motion passed unanimously.

COMMUNICATIONS

Mr. Dillon provided to the Board a copy of an email communication from Sharon Botelle of Haddam concerning a proposed transfer of state land in Haddam.

REAL ESTATE- OLD BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	11 - 145	Transaction/Contract Type:	RE / Easement Agreement
Origin/Client:	DOT / DOT		
Grantee:	Town of Oxford		
Property:	Waterbury-Oxford Airport, Juliano Drive, Oxford, CT		
Project Purpose:	Easement Agreement for Juliano Drive in Oxford		
Item Purpose:	Granting of two (2) easement areas comprising approximately 7-acres and 18,445 SF to utilize the Airport's service road for access to the proposed industrial park.		

Mr. Valengavich commented that the file was incorrectly identified as PRB #11-144 in the posted agenda. SPRB staff concurred that it is PRB file #11-145 and would be corrected in the subsequent agenda and minutes.

The Board discussed this DOT proposal to grant two easement areas, together with drainage rights of way and temporary work area easement, at Waterbury-Oxford Airport. DOT requests approval for an Easement Agreement between the State of Connecticut and the Town of Oxford in support of Oxford's proposed industrial

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 21, 2011

Page 2

park. Use of Juliano Drive and the construction of a connector to a town road, East Commerce Drive, will provide convenient access for business traffic to and from Interstate I-84.

The easements would be granted with these terms and conditions:

1. In accordance with federal regulations governing navigable airspace, no building or structure shall be constructed or placed in the area of any easement.
2. Prior to commencing work, Oxford must obtain and abide by all applicable and necessary federal, state & municipal permits.
3. DOT to review and approve roadway construction plans.
4. Oxford responsible for all construction costs.
5. Oxford responsible for all routine upkeep and maintenance of Area A. Parties shall equally share major maintenance including milling, reconstruction, repaving. Oxford has all responsibility for routine & major maintenance of Area B.
6. Rights granted are not exclusive to Oxford; State may grant similar rights to others.
7. The Agreement is subordinate to any present or future agreements or requirements of the USA.
8. Oxford will indemnify the State, and carry indemnity and public liability insurance at levels required by the State.

Ms. Goodhouse said that in the 2011 session, the General Assembly passed Public Act 11-84 which created the Connecticut Airport Authority (CAA), effective July 1, 2011. Because it is unclear how this legislation affects this proposal, staff recommended that the Board's consideration of the item be suspended so that it could receive additional information on the impact of the Public Act.

PRB #	11 - 147	Transaction/Contract Type:	RE / Sale
Origin/Client:	DOT / DOT		
Project Number:	17-137-119A		
Grantee :	Brett Wilson		
Property:	33 Forest Street, Bristol		
Project Purpose:	DOT Sale of excess property		
Item Purpose:	DOT sale of approximately 23,362 SF of land improved with a 1,224 SF ranch-style single family residence		

Ms. Goodhouse recommended Board approval to Quit Claim 1,224 SF house & 23,362 SF of land for \$95,401 to the Grantee, noting that the proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined an invitation to purchase for \$95,401. The legislative delegation was notified of the sale. The prior owner was notified of the sale as required by 13a-80(c).

The property was adequately exposed to the market through the public bid process. After advertising in the Hartford Courant and New Britain Herald, and holding two open house showings, a public bid was held on January 20, 2011. No minimum bid was required. The appraised value was \$126,500. Nine bids were received, with the highest being \$95,401 (Brett D. Wilson).

The sale would return the property to the City of Bristol's tax roll, and end the state's requirement to maintain the property, which it has maintained since 2003, when house and 11,210 SF ft. was acquired for \$147,000 for the newly constructed Route 72.

DOT Appraiser Anthony John DeLucco estimated market value at \$126,500 as of 3/5/2010 for the five-room 1,224 SF ranch style house with 3 bedrooms, 1 bath. There is a 2-car, detached garage. The site is a legal conforming use in the R-10 zone (zone requires 10,000 SF). Mr. DeLucco described the dwelling as being built in 1954, and now in "average/fair" condition. He notes that other than a new roof, little has been done to update

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 21, 2011

Page 3

the kitchen and bathroom. The exterior needs scraping and painting; the kitchen floor and sliding doors to porch need to be replaced.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 11-138 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-CTC-401 **Origin/Client:** DPW/CTC
Contract: BI-CTC-401-ARC, Contract Amendment #2
Consultant: Fletcher-Thompson, Inc.
Property: Three Rivers Community College, Norwich

Project Purpose: Consolidation of Three Rivers Community College
Item Purpose: A/E Contract Amendment #2 to compensate the architect for additional construction administration services, state permit requirements, and an additional design scope related to window and stair replacement.

This item had been initially before the Board at its July 11, 2011 meeting. Mr. Dillon reported that the project scope includes the construction of 179,000± GSF of new academic/office/support space, the renovation of 101,100± GSF of existing building area and construction of a new 16,000± SF Central Utility Plant for a total project area of approximately 295,600 GSF. Off-site work includes the widening of the New London Turnpike and intersection improvements. Construction and Total Project Budgets are \$65,130,000 (\$220/GSF) and \$88,824,198 (\$300/GSF of building area), respectively.

The contract amendment is intended to revise the Fletcher-Thompson, Inc. (FTI) contract from \$5,271,170 to \$5,399,085 for an additional fixed fee contract amount of \$127,915.

Mr. Dillon discussed this proposed Amendment, noting that the project manager had provided some additional information to the Board in response to questions about additional construction administration services. Mr. Norman indicated he would like to receive and review specific information on the scope and cost of services provided by sub-consultants.

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-145 - Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #11-145, pending receipt of additional information concerning the role, if any, of the Connecticut Aviation Authority with respect to granting easements at airport property. The motion passed unanimously.

PRB FILE #11-138 - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #11-138, pending receipt of additional information on scope and cost of services provided to Fletcher-Thompson Inc. by its sub-consultants. The motion passed unanimously.

PRB FILE #11-147 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-147. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary